BILL GARRETT, Davidson County
Trans:T20090080207 DEEDWARR
Recvd: 11/25/09 13:07 2 pgs
Fees:13.00 Taxes:140.60
20091125-0108560

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 2009.

Notary Public
MY COMMISSION EXPIRES: 9/2011
File No. G9-8988D

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lowell M. Wallace, Jr. and Bonnie B. McDowell (NAME)	New Owner (NAME)	33-27
1134 Campbell Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lowell M. Wallace, Jr., an unmarried man and Bonnie B. McDowell,** and unmarried woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing concrete monument located in the northerly right of way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet West of Dickerson Pike (also known as U.S. 31 West, U.S. 41) marking the Southwest corner of Lot 63 on the Plan of Echo Hill Estates, Section One of record in Plat Book 6900, page 634, Register's Office for said County, and the Southeast corner of this tract; thence, with the Northerly margin of Campbell Road North 86 degrees 59 minutes 52 seconds West, 17.60 feet to an existing iron pin; thence North 86 degrees 39 minutes 34 seconds West 63.84 feet to an existing iron pin; thence North 86 degrees 21 minutes 18 seconds West, 8.0 feet to an existing concrete monument, the Southeast corner of Lot 64 of said Plan and the Southwest corner of this Tract, thence leaving said Northerly margin along the East line of Lot 64, North 3 degrees 10 minutes 44 seconds East, 149.60 feet to an existing concrete monument in the South line of that property owned by Echo Hill Joint Venture of record in Deed Book 7489, page 982 for said County, the Northeast corner of Lot 64 and the Northwest corner of this Tract; thence with said South line, South 86 degrees 47 minutes 13 seconds East 14.62 feet to a point; thence South 85 degrees 25 minutes 23 seconds East 50.07 feet to a point; southeast corner of said Echo Hill Joint Venture property and the Southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, page 976, for said County; thence with the South line of said second tract, South 88 degrees 39 minutes 16 seconds East 22.80 feet to an existing concrete monument; the Northwest corner of Lot 63 of the said Echo Hill estates-Section One and the Northeast corner of this tract; thence with the West line of Lot 63, South 2 degrees 55 minutes 15 seconds West 149.29 feet to the point of beginning, Containing 13,196 square feet, more or less.

Being the same property conveyed to James Roberts from Shapiro & Kirsch, LLP, Substitute Trustee,, by Substitute Trustee's Deed dated September 16, 2009, of record in Instrument #200911060102844, in the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1134 Campbell Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of November, 2009.

James Roberts

November 16, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of November, 2009.

My Commission Expires: 3-10-12

Sarah Evans
Notary Public

SARAH EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066